

McCall, Brandon

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To: HSGTestimony
Subject: 8-30g Testimony

My name is Vincent Maiolo, Fairfield, Ct.

Only a few hours ago I was notified there will be a meeting in Hartford today on this very important subject. Since I only have until 10AM today to submit this testimony I will have to be brief. **In the future, please. more notice.**

I believe we all can agree Affordable Housing is needed throughout our state. We also can agree this statue is not working.

Ms. Erin Boggs was recently quoted as saying "Ct. towns had 25+ years to create needed affordable housing." What Ms. Boggs

did not mention was "After 25+ years seeing this state statue was not working, over the years there was no effort made by housing committees members to compromise elements of this law to help towns achieve their Affordable Housing goals, gain the support of its residents so 8-30g does work."

I also believe as the majority in this room believes, many unscrupulous developers have taken full advantage of this law. I have personally seen these developers go into a neighborhood, threaten a 8-30g housing development with a large structure then negotiating with abutting property owners that in lieu of 8-30 g development they would agree to shoehorning a residential house into a non-conforming lot. The developer would quickly build the house, sell it, make a sizeable profit and move on to another threatening 8-30g project through out the state.

I may suggest if a developer wants to build a 8-30g project let him be a land lord forever (Perpetuity)

Senior Housing must be given full credit points toward Affordable Housing compliance, even if they were built before a specific date.

Insure that overflow parking from Affordable Housing projects to do full the neighborhoods streets creating safety conditions for all neighbors and their children.

Give the Ct. towns planning and zoning commissions some areas to at least help somewhat in keeping areas of their towns within the neighborhood's character

where 8-30g application is being reviewed. For Example: If a specific neighborhood building lot is 9,500 square feet a 8-30 application building must be no less then 85%

of the 9,500 square feet. This would eliminate developers shoehorning large homes into very small lots to maximizing their profits with little regard to Affordable Housing and at the same time having the support of the neighborhood.

Although I have other suggestions, I see its almost 10AM, so I have to submit quickly submit these initial thoughts.

In closing, for 8-30g to work in Ct. there must be compromise to the existing "Not Working Law."

Thank You

Vincent